

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments must be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

To Mayor and Council,

The reason for my applying for a direct control designation is to extend the usefulness of this tired but beautiful older building, 1526 12 Ave SW. The property has gone from a single family 1654 sq ft. residence built in 1912 to being converted to a rooming house in the early 80's zoned presently as M-C2. We are now asking for the zoning to be re-designated to (DC) Direct control to allow office uses in the existing structure. This zoning re-designation would provide modestly priced, small business office space while preserving this character building in a sustainable financial manner. The property itself is structurally sound but the present zoning is restrictive in relation to the stage or life cycle of the building. It is felt the buildings' use will need to be changed to stay viable in the Calgary market.

I am bringing this request before you for the above reasons but also due to the following event having occurred. The previously neglected 1960's built situated on the corner to the west was purchased in 2017 and is now being revitalized quashing any thought that the entire space including the two 1912 buildings would, in the near term, be redeveloped into a multi family M-C2 complex. Due to the above-mentioned corner building's sale and revitalization, I feel my building's use will need to be changed in order that the structure remain sustainable and not to detract from the community. Detraction is what I forecast if the zoning remains M-C2 - in this case a rooming house irrespective of who owns the property. This outcome would be due to the unrealistic amount of money required for investment relative to return notwithstanding the specialized management needed for the proper operation of a rooming house. The alternative is to create an empty lot and wait for the adjacent (sister) buildings' viability to end and then the transitioning to an alternate use or new structure/redevelopment.

The property referenced above as the adjacent (sister) building has functioned without complaint or incident as a multi-discipline Counselling and Consulting office as if zoned (DC). There has been no person residing there since its acquisition and conversion which occurred 8 plus years ago in 2008.

What I am asking for is to be able to use the subject property with the new designation of (DC) Direct control allowing for office uses in the existing structure, until the circumstances arise that this buildings' usefulness naturally ends or transitions to redevelopment. The distance to the Sunalta LRT is approximately 325 meters and to a bus stop on 14th Street is approximately 85 meters away. Parking is felt to be more than adequate; there are 6 on site parking spots. Additionally, 12th Avenue parking is available and very under used mainly because parking is restricted and not allowed between 3 to 6 pm. Also 15th Street, 23 meters to the west is also available.

Thank you for your time and consideration